085.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,500 / 674,500
					USE VALUE:	674,500 / 674,500
					ASSESSED:	674,500 / 674,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WEST DANIEL & JOYELLE
Owner 2:	
Owner 3:	
Street 1:	70 MADISON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EFROMSON ALAN C -
Owner 2:	-
Street 1:	70 MADISON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Vinyl Exterior and 910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6750.000	235,500	3,300	435,700	674,500
Total Card	0.155	235,500	3,300	435,700	674,500
Total Parcel	0.155	235,500	3,300	435,700	674,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 741.21 /Parcel: 741.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53989

GIS Ref

GIS Ref

Insp Date 07/19/18

!6969!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	235,500	3300	6,750.	435,700	674,500		Year end	12/23/2021
2021	101	FV	229,300	3300	6,750.	435,700	668,300		Year End Roll	12/10/2020
2020	101	FV	229,300	3300	6,750.	435,800	668,400	668,400	Year End Roll	12/18/2019
2019	101	FV	196,000	3300	6,750.	429,500	628,800	628,800	Year End Roll	1/3/2019
2018	101	FV	182,800	3300	6,750.	329,900	516,000	516,000	Year End Roll	12/20/2017
2017	101	FV	182,800	3300	6,750.	311,300	497,400	497,400	Year End Roll	1/3/2017
2016	101	FV	182,800	3300	6,750.	286,400	472,500	472,500	Year End	1/4/2016
2015	101	FV	175,800	3300	6,750.	267,700	446,800	446,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:48:19

LAST REV

Date	Time
07/30/18	10:14:04
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6969

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EFROMSON ALAN C	53341-385		8/5/2009		350,000	No	No		
	15219-372		9/1/1983		64,900	No	No		Y

USER DEFINED

Prior Id # 1:	53989
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2010	19	Inter Fi	75,000					INT RENO
10/14/2009	980	Demoliti	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
3/24/2009	Measured	197	PATRIOT
3/8/2000	Inspected	264	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	264	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6750		Sq. Ft.	Site		0	70.	0.92	6									435,749						435,700	

Total AC/HA:	0.15496	Total SF/SM:	6750	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	435,749	Spl Credit		Total:	435,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	66321
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	246810
Depreciation:	11353
Depreciated Total:	235456

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

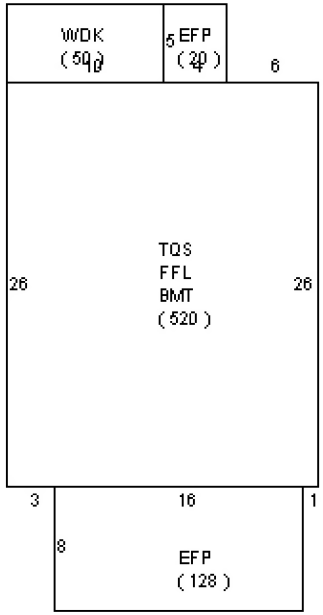
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.23
Special Features:	0	Val/Su Net:	190.23
Final Total:	235500	Val/Su SzAd	258.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	520	182.230	94,761
TQS	3/4 Story	390	182.230	71,070
EFP	Enclos Porch	148	45.620	6,751
BMT	Basement	130	54.670	7,107
WDK	Deck	50	16.000	800

Net Sketched Area:	1,238	Total:	180,489
Size Ad	910	Gross Area	1758	FinArea	910
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	25				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300

IMAGE

AssessPro Patriot Properties, Inc